

**Lake County Planning, Building & Development Department
Engineering & Environmental Services Division**

Residential Site Plan Requirements

The items listed below are the minimum required on a site plan submitted to this department (as applicable). Plans submitted shall be 24"x36" in size. Please note the plan must be prepared by a licensed professional engineer or surveyor.

1. A licensed professional engineer or surveyor original stamp and signature
2. A title block with project address, plan date, and any revisions with corresponding dates
3. A north arrow and plan bar scale
4. A site location map indicating proposed development, subdivision, and lot number.
5. A legal description of the subject property or a Property Index Number (PIN)
6. A project benchmark with corresponding vertical datum
7. Site grading plans must match the architectural plans.
8. All existing structures with dimensions, top of foundation elevations, and if they are to remain must be shown
9. All existing and proposed contours must be shown at 1-foot intervals. Existing and proposed spot elevations must be shown every 20 feet along property lines.
10. Topographic information must be shown 10 to 15-feet outside of the property boundary.
11. Spot elevations to depict all proposed drainage swales at 10-foot intervals along the swales
12. Applicable spot elevations to show positive drainage (minimum of 1% slope) across the subject property
13. Top of foundation elevation (T/F) for the proposed structure(s) including any and all steps.
14. Provide proposed spot elevations at corners of proposed structure.
15. Garage slab elevation (G/S), Look-out elevation (L/O) and/or walk-out elevation (W/O) for the proposed structure
16. Location of all window wells and all window well sizes
17. Stoop and sidewalk locations for the garage and house with elevations
18. Building setbacks from the proposed structure(s) to all property lines, other structures, edge of any water body, septic fields/tanks, etc.
19. The limits of ground disturbance
20. Location and elevations for all existing and proposed utilities, including stormwater management systems shown with rim/invert elevations.
21. All property line dimensions
22. Top of wall (T/W) and bottom of wall (B/W) proposed grades on any proposed retaining walls at 10-foot intervals along the wall. Face of retaining wall shall be no closer to the property line than half the set back width.
23. Dimensions and slopes of all existing and proposed driveway or parking areas. Driveway slopes must be shown to be between 2 and 8-percent.
24. Soil erosion and sediment control notes
25. Silt fence down slope of all ground disturbance with corresponding detail complying with AASHTO M288-00 specifications
26. Stabilized construction entrance with corresponding detail
27. The location of the soil stockpiles with appropriate erosion control measures
28. All existing and proposed easements on the subject property. Label deed or plat restrictions and open space conservation areas.
29. If applicable, floodplain/floodway limits clearly shown (with hatching or hash marks) and the Base Flood Elevation *(see Residential Site Plan Requirements within the Floodplain)*
30. Limits of any wetlands, as delineated by a Lake County Certified Wetland Specialist, located on the subject property with any and all buffer areas *(see Wetland Information)*
31. As-built foundation plans will be required prior to any rough framing.

Plans submitted to this department which do not meet the above minimum requirements will not be accepted. Due to varying site conditions please note additional requirements may be requested after a detailed review of the submitted site plan has been completed by a Lake County engineer. The complete site development and floodplain regulations are available in the *Unified Development Ordinance (UDO) Article 8*.

If there is any question regarding submittal requirements, please do not hesitate to contact a Lake County engineer (847) 377 – 2600.